

La Plata Planning Commission  
Town Hall, La Plata, Maryland  
Regular Meeting  
March 1, 2011, 7:00 PM

Present: Chairman Rich Gilpin, Keith A. Hettel, Garyton C. Echols, Jr., Debra W. Posey, C. Keith Back, Mary Grant – Commission members; David M. Jenkins, Director of Municipal Development; Danielle Mandley, Town Clerk

Town Staff: Daniel J. Mears, Town Manager; Theresa Dent, Senior Planner

Minutes:

Chairman Gilpin called the meeting to order at 7:02 PM, and asked Councilman Back to lead those in attendance in reciting the Pledge of Allegiance.

**► Approval of February 1, 2011 minutes**

Ms. Posey moved to approve the minutes of the February 1, 2011 meeting. Mr. Hettel seconded the motion and it passed by unanimous vote.

**► Matters of Discussion and Review**

- Charles County Nursing Home Addition – 10200 La Plata Road  
*[Description: Review of the site development plan, landscape plan and lighting plan.]*

Mr. Jenkins summarized the staff report, dated February 22, 2011, regarding the Site Development Plan, La Plata Volunteer Fire Department review, and the pending Design Review Board courtesy review.

Ken Crouse, Crouse Engineering, described the site development plan to construct a two (2) story building to house a dialysis center on the first floor and medical offices on the second floor. During the presentation Mr. Crouse clarified that the proposal was for a free standing building that would be connected to the existing Nursing Home by a breezeway.

During discussion the Commission expressed concern with the proximity of the proposed parking lot to La Plata Road (Route 488), and with the single water connections.

In response to the Commission, Mr. Crouse explained that the parking lot along La Plata Road will include a raised landscape buffer, and that two (2) valves will be installed on the existing water connection and on the proposed secondary water connection.

Mr. Echols moved to approve the Charles County Nursing Home, site development plan, landscape plan and lighting plan]. Mr. Hettel seconded the motion and it passed by unanimous vote.

- Steeplechase, Phase I, lots 175 to 185 Preliminary Plan approval  
*[Description: Review and discussion of Preliminary Plan approval for 11 single family units.]*

Mr. Jenkins summarized the staff report dated February 22, 2011, which outlined the project, TRT review, Charles County Soil Conservation District approval, and the La Plata Volunteer Fire Department review.

Dennis Riggs, Lorenzi, Dodds, and Gunnil, Inc., and Ronald Rymer, Steeplechase Development Company, LLC, presented the preliminary plan for Steeplechase, Phase 1, Lots 175-185. Mr. Riggs described the proposal to change the previously approved preliminary plan for fourteen (14) single-family Cotswald Courtyard type housing units to eleven (11) single-family detached housing units.

During discussion, the Commission expressed concern regarding the proposed use of a gravel surface on the access road behind Lots 175-185, the lack of integration of the access road with existing Hiker-Biker trails, and the use of forward facing garages.

Mr. Hettel moved to approve the preliminary plan for Steeplechase, Phase 1, Lots 175-185. Mr. Echols seconded the motion. Vote on the motion: Ms. Posey and Councilman Back voted nay; Mr. Hettel, Mr. Echols and Chairman Gilpin voted aye. The motion passed with a three (3) to two (2) vote.

Mr. Rymer requested the Commission's consideration to waive the requirement for the Planning Commission to review and approve the final plat and to allow staff to sign the approval.

Commission Consensus: Following discussion the Commission agreed to deny Mr. Rymer's request to waive the requirements for final plat approval. Upon submission of the final plats, staff will review and provide comments, prior to delivery to the Commission. The Commission further agreed to schedule a special meeting, for the purpose of consideration of approval of the final plats for Steeplechase, Phase 1, Lots 175-185, on Tuesday, March 8, 2011.

- La Plata Village Square (formerly Valentine Building) – 105 Drury Drive  
*[Description: Review of revisions to the site plan and landscape plan elevations. Originally approved May 4, 2010.]*

Mr. Jenkins briefly discussed the staff report dated February 22, 2011, which included information regarding the staff review, Design Review Board approval with conditions, and the project request.

Frank Daskievige, Loiederman, Soltesz Associates, Inc., described the proposed changes to the site development plan, due to a change in tenants, which was previously approved May 4, 2010.

Ms. Posey moved to approve the revised site plan and landscape plan for La Plata Village Square with conditions, by changing the one way access from Drury Drive to a one way out, and

reverse the one way drive way direction on the east side of the building along Drury Drive. Mr. Hettel seconded the motion and it passed by unanimous vote.

- **Petition for Annexation**

Petitioner: Johel Limited Partnership, and FCD-Development, LLC

Proposed Use: Retail and Office space

Requested Zoning: C-H Commercial Highway Zoning District

Current County Zoning: CC Community Commercial

*[Description: Discussion regarding the request for C-H Commercial Highway Zoning if the Annexation is approved by the Town Council.]*

Mr. Jenkins outlined the purpose of the Planning Commission's review, and the request for Commercial Highway Zoning classification if the Annexation is approved by the Town Council.

During discussion, the Commission expressed the desire to review the provisions of the current Charles County Community Commercial zoning and compare the permitted uses to the provisions of the commercial zoning districts within the Town Code.

Planning Commission Consensus: Following discussion the Commission agreed to request a joint work session with the Town Council to discuss the Johel Limited Partnership, and FCD-Development, LLC Petition for Annexation.

► **Other Business**

- Council Updates – Councilman Back
  - The Comprehensive Parks and Recreation Master Plan was adopted at the February 22, 2011 meeting.
  - Central Business Transition District and Single-Family Attached Dwelling Units Ordinance was introduced at the February 22, 2011 meeting.
  - Consideration of the Ashraf Medical Clinic, Petition for PRID failed at the February 22, 2011 meeting.

Planning and Zoning Project Updates – David M. Jenkins [None]

There being no further discussion, Mr. Hettel moved to adjourn at 9:21 PM. Ms. Posey seconded the motion and it carried.

Submitted by:

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Danielle Mandley  
Town Clerk